



General Assembly

February Session, 2014

Raised Bill No. 436

LCO No. 2233



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING TAX ABATEMENTS TO ENCOURAGE MIXED-INCOME DEVELOPMENT.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-215 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2014*):

3 Any municipality may by ordinance provide for the abatement in
4 part or in whole of real property taxes on any housing [solely] in
5 which at least twenty per cent of dwelling units are designated for low
6 or moderate-income persons or families and may by ordinance classify
7 the property on which such housing is situated as property used for
8 housing [solely] for low or moderate-income persons or families. Such
9 tax abatement shall be used for one or more of the following purposes:
10 (1) To reduce rents below the levels which would be achieved in the
11 absence of such abatement and to improve the quality and design of
12 such housing; (2) to effect occupancy of such housing by persons and
13 families of varying income levels within limits determined by the
14 Commissioner of Housing by regulation; or (3) to provide necessary
15 related facilities or services in such housing. Such abatement shall be

16 made pursuant to a contract between the municipality and the owner
17 of any such housing, which contract shall provide the terms of such
18 abatement, that moneys equal to the amount of such abatement shall
19 be used for any one or more of the purposes herein stated, and that
20 such abatement shall terminate at any time when the owner of such
21 housing [is not solely] does not designate at least twenty per cent of
22 dwelling units for low or moderate-income persons or families.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2014</i>	8-215
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Statement of Purpose:

To authorize municipalities to provide tax abatements for housing developments in which at least twenty per cent of dwelling units are designated for low or moderate-income persons or families.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]